

FALLBROOK COMMUNITY PLANNING GROUP

LAND USE MEETING

August 11, 2009

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San Diego County
DEPT. OF PLANNING & LAND USE

Members present: Jack Wood, Steve Smith, Anne Burdick, Ike Perez, Chuck Sanacore, Helen Kirkpatrick, Eileen Delaney, Harry Christiansen, and Jackie Heyneman. Absent or excused Bill Bopf, Jeff Marchand.

1. Open Forum. Opportunity for members of the public to speak to the Land Use Committee on any subject matter within the committee's jurisdiction but not on today's agenda. Three minute limitation. Non-voting item. No discussion

Sheila Walson- Spoke to the issue that there is no really broad Tree Protection Ordinance. Urged resident within Rainbow Municipal Water District to vote yes on Proposition "A". She explained that this would give Board of Directors the right to secure a low interest loan to provide covers for reservoirs without waiting for a rate payer vote. Further explained that raising rates could be the only alternative.

Harry Christiansen reported SD Board of Supervisors has denied placement of two stop signs on Main St. Alternative traffic calming methods will be considered.

Jack Wood reported that the Board of Supervisors approved \$3.4 million for the purchase of additional acreage for the San Luis Rey River Park. 500 acres have now been purchased of the 1600 acre planned park.

2. Approval of the minutes of the July 14, 2009 meeting
Steve Smith moved to approve the minutes. Carried with one abstention.

3. The County has released for comment the Proposed New County General Plan and the related EIR plus several other documents pertaining to the new general plan. The comment period runs until 31 August 2009. Those documents can be viewed at the Fallbrook Library and at other locations listed on the General Plan Update Website. Those documents can also be viewed at the General Plan Update Website <http://www.sdcounty.ca.gov/dpluggupdate>. Land Use, Circulation, Parks & Rec., Public Facilities & Design Review Committees. Community input. Voting item.

Chapter 3, Pg 21, 22 that covers Village Expansions and how it affects road networks. Could these policies be applied to new developments (density compatibility, community character, maintain viability of immediate area, must be related to water & sewer service)?

Observation

- Passerelle will not be under new GP as it is too far along in process
- Not so for Pardee and Pappas.

Question: What is the authority of the FCP?

The County has the option to delete or change anything.

Incorrect information was pointed out by Jack Wood. The EIR did not catch the following in description of the Fallbrook community:

- Sycamore Ranch is built out
- Undeveloped land east of I 15 is approximately 1100 acres (not 500)

Anne Burdick made a motion to add these discrepancies in the FCPG response to the EIR.

4. Workshop on the Fallbrook Community Plan as created by the community and the Planning Group in 2005/2006. The Planning Group is considering a general commercial category on certain parcels of the Grand Tradition property and if approved it would be incorporated into the Fallbrook Community Plan. County planner Eric Lardy 858-694-2457, eric.lardy@sdcountry.ca.gov. LAN Use Committee. Community input. Voting item.

The resulting document with Issues, goals, and policies prepared by the special committee appointed at the July 14, 2009 meeting were considered.

Don McDougal, spoke to the committee for the Grand Tradition (GT) on the proposed special policy for the GT.

- The GT owns 22 acres with commercial & professional to the South and Palomino Rd to the north.
- They object to being singled out
- Limit of 40,000 sq ft FAR too punitive and imposes on future expansion inhibiting community develop.

Questions and Opinions by Land Use committee members

- Since our Community Plan may be reviewed every year, policy could be changed
- A single business should not be addressed in the FCP and leads to setting individual policy for other properties. A policy should be established for all, then apply policy. Recommendation for very basic wording for the policy
- Questions re: current Major Use Permit in process (for 3 years, approx. cost \$50,000) – It is only for Arbor Terrace
- Justification for 40,000 FAR was a comparison to downtown shopping centers.

Motion to approve the recommended additions to the FCP was made by Chuck Sanacore. Voting was as follows: approved – 1, opposed 5,

abstentions – 3. Motion failed. The original committee was tasked with rewriting.

5. The County of Riverside has released for comment the Draft EIR for the Liberty Quarry project. The FCPG will be considering any impacts this project may have on the Fallbrook Community. Current reports on the Liberty Quarry project can be found at www.libertyquarryfacts.com. The contact person for the Quarry is Gary Johnson, 760-775-7500, gary.johnson@gcinc.com. Community input. Liberty Quarry, Land Use, Circulation, Parks & Rec, Public Facilities & Design Review committees. Community input. Voting item.

Gary Johnson and Cari Reuter were in attendance representing Granite Construction. They distributed copies of a prepared power point presentation that they will use at the FCPG meeting. Also, a document regarding an agreement to cut water use over 26%. The main topics presented:

- Reduced foot print- 155 – 135 acres
- Added lanes and two additional signal lights on Rainbow Valley Blvd. Separate weigh station truck lane for entrance to I-15 and more scales.
- Will pay TIF of \$1.3 to SD County
- 600 truck trips daily (with Rosemary Mountain it will total 900)
- Zoning change request to add asphalt and concrete production will be next step.
- Reclamation – intent to leave as open space.

After many question in various areas were raised, Jack wood asked,” Does Land Use have an issue that would substantiate denial?” (i.e. Impact on ecological concerns or traffic) With no motion presented, Harry Christiansen moved to appoint a committee (Jack Wook, Jackie Heyneman, and Eileen Delaney) to create a motion to be presented at the Special Meeting scheduled August 24, 2009. Motion carried unanimously.

Jackie Heyneman, Secretary

CIRCULATION COMMITTEE MINUTES FOR AUGUST 11, 2009
FALLBROOK COMMUNITY PLANNING GROUP
(not official until formally approved at the Committee's August meeting)

The meeting was called to order at 2:00 p.m. at the Palomares House, 1815 South Stage Coach Lane, by Chair Harry Christiansen. Members Present: Michelle Bain, Anne Burdick, Harry Christiansen, John Crouch, Eileen Delaney, Roy Moosa, Monty Voigt, and Jack Wood. Absent and excused: Tom Harrington, Jedda Lorek, and Sid Morel.

1. Open Forum. Opportunity for members of the public to speak to the Circulation Committee on any subject matter within the committee's jurisdiction but not on today's agenda. Three minute limitation. Non-voting item, no discussion.

Chair Christiansen reported that the Board of Supervisors supported the position of the County Traffic Advisory Committee and the Fallbrook Planning Group and voted to deny the two four-way stop signs proposed for Main Street. The BOS also supported Traffic Advisory Committee's efforts to identify other ways to calm the downtown Fallbrook traffic.

Jack Wood announced that the Board of Supervisors has purchased additional land for the San Luis Rey River Park.

2. Approval of the minutes for the meeting of July 14, 2009. Jack Wood moved to approve the minutes as presented. The motion was approved unanimously with one abstention (John Crouch).

The agenda items were discussed in the following order: Item 4, Item 5, and Item 3.

3. The county has released for comment the Proposed New County General Plan and the related EIR plus several other documents pertaining to the new general plan. The comment period runs until 31 August 2009. Those documents can be viewed at the Fallbrook Library and at other locations listed on the General Plan Update Website. Those documents can also be viewed at the General Plan Update Website <http://www.sdcountry.ca.gov/dplu/gpupdate>. Community input. Voting item.

With no items being offered for discussion by Committee members, the Committee did not consider the County General Plan and the related EIR.

4. The County of Riverside has released for comment the Draft EIR for the Liberty Quarry project. The FCPG will be considering any impacts this project may have on the Fallbrook Community. Current reports on the Liberty Quarry project can be found at www.libertyquarryfacts.com. The contact person for the Quarry is Gary Johnson, 760-775-7500, gary.johnson@gcinc.com. Community input. Voting Item.

Gary Johnson commented that Granite Construction favors the reduced footprint alternative because it will have the least environmental impact, that Liberty Quarry will provide at their cost improved emission controls for 130 aggregate trucks either in the form of new filters or new engines, and that Liberty Quarry will pay \$1.7 million to the Transportation Commission in Riverside and \$1.3 million to San Diego County in TIF fees, in addition to the direct improvements that Granite will make at Rainbow Valley Boulevard..

Mr. Johnson displayed a photograph illustrating the Direct Improvements proposed for Rainbow Valley Boulevard. These improvements will be paid for by Liberty Quarry and will be completed prior to operation of the quarry. The improvements include one new southbound off ramp lane, one new lane entering the southbound truck scale weighing station (for a total of three lanes), a second weigh scale, a traffic signal at each access point on both sides of the freeway, (a total of three new signals) and a new lane for southbound trucks exiting the quarry with direct access to the weigh scale and to southbound I-15.

Chair Christiansen asked that Granite Construction provide a statement assuring the Planning Group that whatever changes/improvements Granite makes at Rainbow Valley Boulevard will leave the traffic, access, and conditions the same as they currently are at that location. Mr. Christiansen also stated that \$1.5 million in TIF fees isn't much for all the impacts for all of San Diego that the quarry will generate over its lifetime. Mr. Johnson responded that the TIF fee is an amount pre-determined by a County formula and that Granite will pay the amount that San Diego County assigned as their fee.

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Chair Christiansen also asked if Granite Construction would help the Fallbrook community in persuading San Diego County to spend TIF fees on a new freeway interchange at I-15 and Canonita. Mr. Johnson said he would be happy to write letters to the Department of Public Works, to the Board of Supervisors, and to CalTrans, but said that none of those entities would have any reason to listen to Granite Construction. He suggested that the Planning Group create its own list of projects that Fallbrook would like to come out of TIF fees and to submit that list to County authorities.

Committee members expressed concerns about the quantity of aggregate trucks on local roads and highways, the numbers of trucks that will travel southward on I-15 and east/west on Highway 76, the effects of quarry access/egress traffic on Rainbow residents, and the imbalance between traffic impacts and mitigating fees.

Anne Burdick moved that a committee be formed of Jack Wood and Roy Moosa to express the Circulation Committee's concerns in the form of a motion to be presented at the special meeting of the Planning Group on August 24. The motion was passed with 6 yes votes and one abstention (Michelle Bain). (Eileen Delaney had been excused prior to the vote on this motion.)

5. Request from Palomar Community College, North Education Center site for a parking prohibition along "Horse Ranch Creek Road" from SR-76 north to Pankey Road. Contact person; Jeff Barfield, RBF Consulting, 858. 614. 5027. County planner Jerry Moriarty, Department of Public Works, 858 / 495-5141. Community input. Voting item.

Paul Metcalf, independent consultant for Palomar College, presented a drawing depicting the proposed boulevard that will be constructed for Horse Ranch Creek Road. He explained that the County Planning Commission has approved a new design standard for the "boulevard" which includes a bike lane on each side of the road and prohibits all parking. The boulevard proposed for Horse Ranch Creek Road will include a 14' median, two bike lanes (one on each side of the road) and 4 travel lanes (two north and two south), between Highway 76 and Pankey Road. No parking will be allowed on Horse Ranch Creek Road from Highway 76 northward to Pankey Road. A sidewalk will be constructed on one side of the road and a trail on the other side. This new boulevard standard calls for a 40 mph speed.

Under the new County Standard, to be adopted later this year, any parking provisions proposed for any boulevard will need to be submitted as a "modification" to the standard.

Roy Moosa moved to support Palomar College's plan to classify Horse Ranch Creek Road as a "major roadway" (as required under current road standards) as long as the road is constructed and designed in conformance with the "boulevard standard" approved by the San Diego Planning Commission but not yet adopted by the Board of Supervisors. The entire set of specifications for this road are described in the Palomar College General Plan Amendment Report, dated July 2009, and presented by Palomar College to the County of San Diego. The motion was approved unanimously (6 yes votes; Michelle Bain had been excused prior to the vote on this motion.)

The meeting was adjourned at 3:35.
Anne Burdick, secretary

Liberty Quarry Motion

Developed by Subcommittee of Jack Wood and Roy Moose
August 13, 2009, and submitted to full Circulation Committee for final approval

"Although the general consensus appears to be that the Liberty Quarry is not desired in the Fallbrook area, it is understood that the Quarry has a right to exist as long as it is legal and does not adversely affect in any way the lives of the local residents.

Therefore, it is motioned that the county of San Diego monitor and insure that the Quarry adheres to all the regulations stated in the final approval.

It is requested that the county utilize the Traffic Impact fees (TIF) paid by Liberty Quarry to be applied specifically to those intersections and roadways that impact the Fallbrook/Rainbow area.

It is also recommended that the Fallbrook Community Planning Group on an annual basis provide a public forum to review the Liberty Quarry and to address any issues and concerns the public may have regarding the Quarry operations."